

William W. Wenner and wife, by deed dated December 7th, 1889, and recorded among the Land Records of Frederick County in Liber W.I.P. No. 9, folio 509; and by Mary G. Orrison by deed dated December 7th, 1889, and recorded among said Land Records in Liber W. I. P. No. 9, folio 586 Together with the improvements thereon and the rights and appurtenances thereto belonging or appertaining, except as herein limited.

To Have and to hold the above granted property unto the said Reed T. Thompson his heirs and assigns forever, in fee simple; subject, however, to the following agreements, restrictions and limitations:

- 1st. In order to preserve a forecourt for the benefit of the neighborhood the main front wall of the dwelling house shall be placed at least twenty feet back from the street line; but usual porches with open sides or cornices or eaves, may extend five feet into the forecourt, and bay windows may also extend five feet into the forecourt, provided they shall be distinctly bays opening from wider rooms and distinctly face on both sides by the main wall of the house; and provided they shall be included within a trapezoid whose base along the front wall of the house does not exceed eighteen feet, and whose sides form an angle of forty five degrees with the base; and provided they shall be no more than one story in height inside, whether attached to the ground floor or to the second or third story; but such bays may have porches or verandas under or over them, if permanently opened at the sides and front.
- 2nd. That no portion of the dwelling house shall be nearer to the side line of the lot than five feet.
- 3rd. That one dwelling only shall be erected on the lot; but this restriction shall not be deemed to prevent the erection and use of a tenement for a servant whose whole time is employed by the occupants of the dwelling house.
- 4th. No other buildings except a stable and usual outhouses for domestic purposes only, shall be erected on said lot, and no part of said stables or out buildings shall be nearer the street line than sixty feet and nearer the side line of the lot than five feet.
- 5th. That no wine, distilled or fermented liquor, or intoxicating drink of any kind, shall ever be sold or offered for sale on the premises.